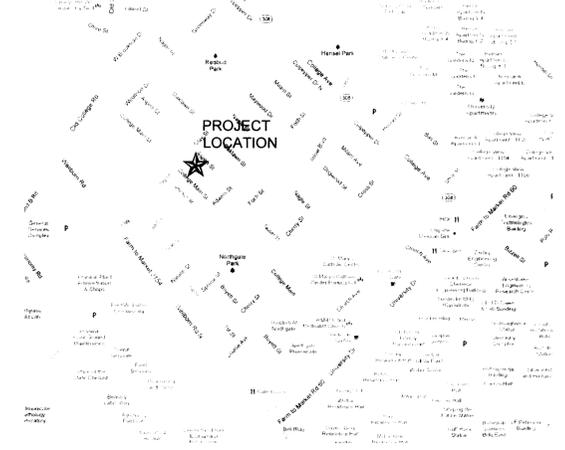


CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK:
60D NAIL IN POWER POLE
ELEV.=364.05'

BUILDING DATA SUMMARY		
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	MULTI-FAMILY (TOWNHOME)	
NO. OF BLDG:	2	
NO. OF STORIES:	3	
PROPOSED BUILDINGS:	HEIGHT (FT)	AREA (SF)
	43	
TOTAL UNITS:	6	
TOTAL BEDROOMS:	12	
FIRM MAP NO.:	48041C0305E, REV. 05/16/2012 NOT LOCATED IN THE 100 YR. FLOODPLAIN OR FLOODWAY	
PARKING TABULATION		
PARKING REQUIREMENT:	1 SPACE/BEDROOM	
TOTAL BEDROOMS:	12	
TOTAL PARKING REQUIRED:	12	
TOTAL PARKING PROVIDED:	17	
OFF-STREET, INCLUDING GARAGES		
DENSITY		
24.0 UNITS/ACRE		
LANDSCAPING		
TOTAL SITE AREA (SF):	10479	
IMPERVIOUS COVER (SF):	8261	
LANDSCAPING (SF):	2218	
PERCENT IMPERVIOUS:	79%	



LOCATION MAP
NTS

CONCEPT PLAN
FOR:
ASPEN STREET TOWNHOMES

4204 ASPEN STREET
BRYAN, TEXAS

LOT 8 & PART OF LOT 7 & 9, BLOCK 4, HIGHLAND PARK PHASE 1
CURRENT ZONING: RD-5
PROPOSED ZONING: PD-H

OWNER:
S&I RESIDENTIAL
3131 MEMORIAL COURT, SUITE 13109
HOUSTON, TX 77007
(979) 820-0067
CONTACT: RYAN STRICKLAND
EMAIL: SIRESIDENTIAL@GMAIL.COM

Development
MAR 19 2014
RECEIVED

PREPARED BY:



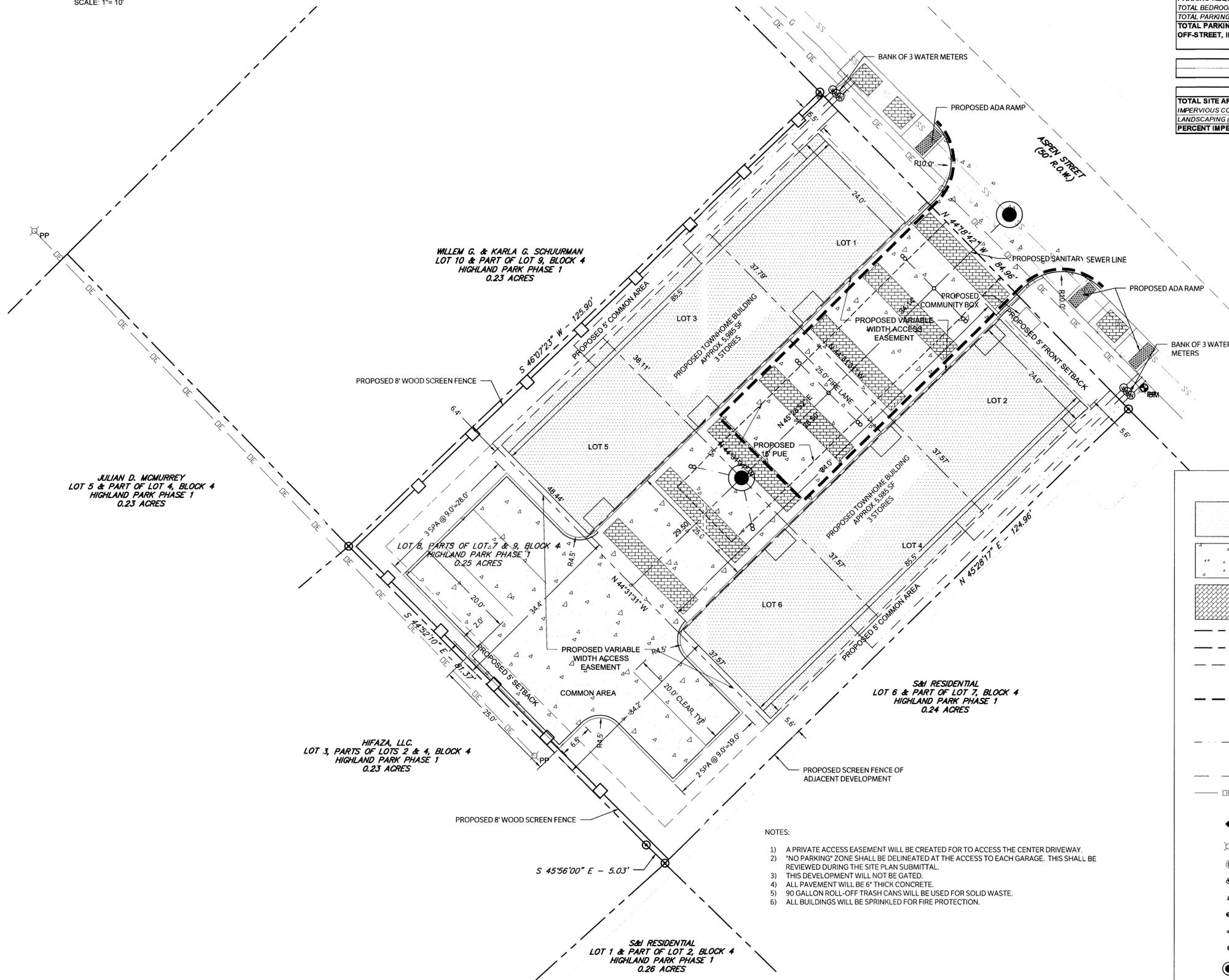
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

PROFESSIONAL ENGINEER
JEREMY GESSNER
17
MARCH 19 2014

MARCH 19, 2014



- NOTES:
- 1) A PRIVATE ACCESS EASEMENT WILL BE CREATED FOR TO ACCESS THE CENTER DRIVEWAY.
 - 2) "NO PARKING" ZONE SHALL BE DELINEATED AT THE ACCESS TO EACH GARAGE. THIS SHALL BE REVIEWED DURING THE SITE PLAN SUBMITTAL.
 - 3) THIS DEVELOPMENT WILL NOT BE GATED.
 - 4) ALL PAVEMENT WILL BE 6" THICK CONCRETE.
 - 5) 90 GALLON ROLL-OFF TRASH CANS WILL BE USED FOR SOLID WASTE.
 - 6) ALL BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION.

LEGEND	
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED 6" CONCRETE PAVEMENT
[Symbol]	PROPOSED BRICK PAVER INLAY
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING GAS METER
[Symbol]	PROPOSED HANDICAP PARKING
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	PROPOSED SS DOUBLE CLEANOUT
[Symbol]	PROPOSED SANITARY SEWER MANHOLE